

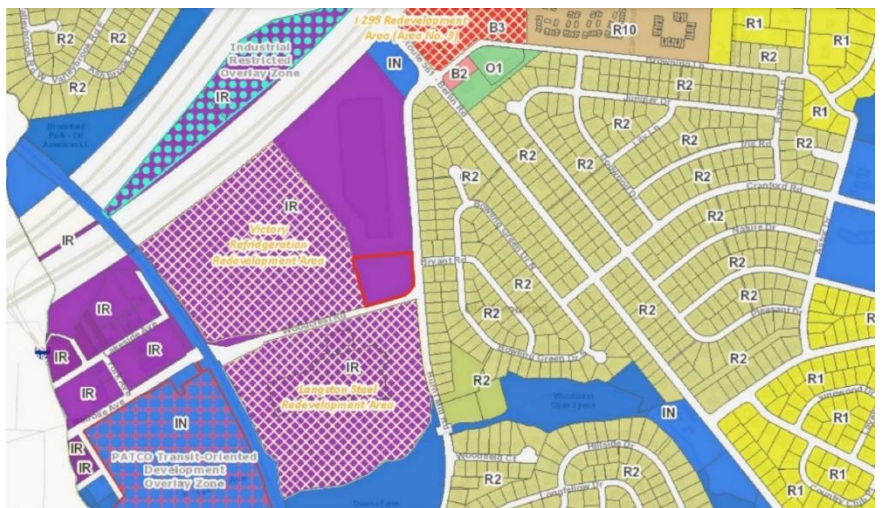


Department of
Community Development

TO: Cherry Hill Township Planning Board Members
FROM: Cosmas P. Diamantis, Esq., Director
Mara Wuebker, PP, AICP, Deputy Director
Jacob Richman, PP, AICP, Senior Planner
Samuel Opal, Planning/Zoning Assistant
PREPARED BY: Matt Wanamaker, PP, AICP, Pennoni
Geoffrey Gray-Cornelius, PP, AICP, Pennoni
Jamie Magaziner, Pennoni
RE: **COMPLETENESS & PLANNING REVIEW**
VCC 100 Woodcrest Road LLC
Applicant: Vineland Construction Co., LLC
228 W. Landis Avenue, Suite 300
P.O. Box 1517
Vineland, New Jersey 08360
100 Woodcrest Road
Block 431.18 Lot(s) 7.01
Application No. 22-P-0005
DATE: February 8, 2023 (**Revised**)

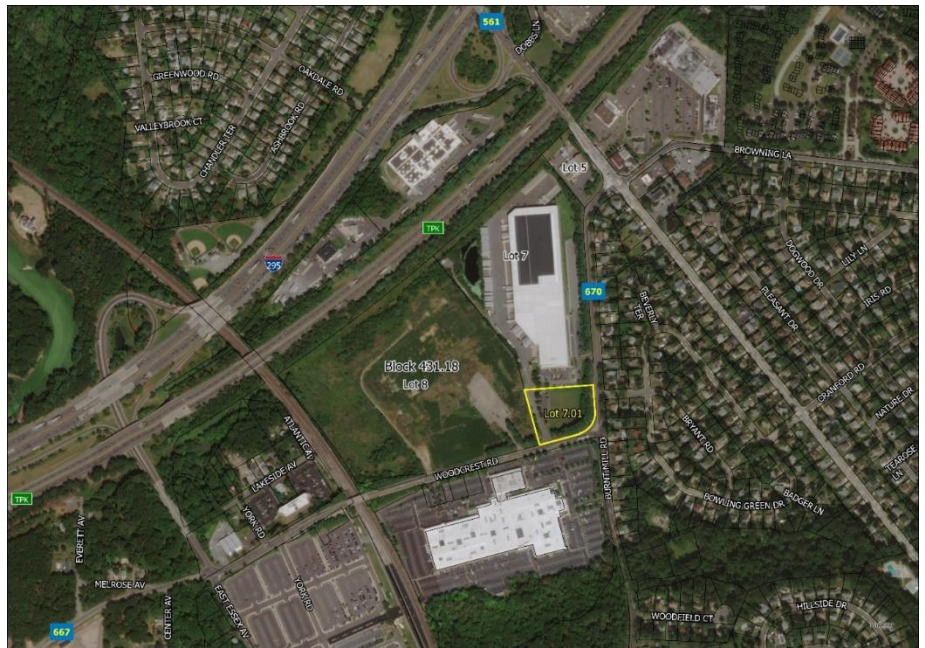
I. GENERAL INFORMATION

- A. **Applicant & Owner.** VCC 100 Woodcrest Road LLC, 228 W. Landis Ave, Suite 300, P.O. Box 1517, Vineland, New Jersey 08360
- B. **Proposal.** Preliminary & Final Major Site Plan with a Bulk (C) Variance to construct a 25,000 square foot flex space building inclusive of a 2,500 SF office along with various site improvements. Parking is proposed on the south and west sides of the building, with two access points to reduce car and truck conflicts. The second access drive was added in this submission and connects to an asphalt driveway and the adjacent parking lot to the west. A one-way access drive to be used only for emergency vehicles and trash/recycling trucks was increased from 20 feet to 25 feet. The setback of this driveway from the building was also increased from 5 to 10 feet. The parking and loading areas have been flipped with parking to the south end of the building and loading to the north in this amended proposal. An existing trash enclosure staddling Lots 7 & 7.01 is being relocated entirely onto Lot 7.
- C. **Zone.** The site is in the Industrial Restricted (IR) Zone. The Victory Refrigeration Redevelopment Area is located to the immediate west of the site while the Langston Steel



Redevelopment Area is located across Woodcrest Road to the south of the site. The area to the east of the site across Burnt Mill Road falls within the R2-Single-Family Residential Zone.

- D. **Site Area.** The property is located at 100 Woodcrest Road, which is situated at the corner of Woodcrest Road (County Road 667) and Burnt Mill Road (County Road 670). The site is in close proximity to the NJ Turnpike (NJ-276). The subject site is approximately 3.036 acres in size. The lot includes an undeveloped grass area and a small parking lot serving the adjacent NFI warehouse on Block 431.18, Lot 7. Access is provided from a driveway (via an easement – D.B. 4953, P.0630; and D.B. 5269, P. 295) connected to Woodcrest Road with said driveway serving the aforementioned NFI warehouse as well as the presently under construction 162,150 SF warehouse approved under (#21-P-0026). A row of trees screens the subject site from Woodcrest Road and Burnt Mill Road.
- E. **History.** Historic aerial photographs indicated that the subject property has remained undeveloped (except for historical farmland usage) since at least the 1930's. The current site configuration of the site with its row of trees along the southern and eastern boundaries and an undeveloped grass field occurred when the neighboring NFI warehouse to the north was constructed around 1998. The following Board approvals are being indicated for informational purposes but should be noted that no construction took place on the subject site of Lot 7.01: 1) In July of 1996, the Planning Board granted site plan approval to permit the construction of a 300,000 SF warehouse (inclusive of 2,000 SF of office space) on adjacent Lot 7 and to permit a minor subdivision and site plan approvals to construct a 25,000 SF office building on Lot 7.01 as a second phase of the development. In 1998, a one-year extension was granted for the second phase of the development and second one-year extension was granted in 1999. The main warehouse on Lot 7 was granted additional approvals in 1999 and 2000 to increase the warehouse and office space up to a grand total of 310,200 SF; 2) In September of 2000, Lots 7 & 7.01 received site plan approval with four (4) variances from the Planning Board (#8614-A-M) to permit a 122 space parking lot; 3) In August of 2004, Lots 7 & 7.01 received amended major site plan approval from the Planning Board (#04-P-0067 stemming from #8614-A-M) to construct a 56 space parking lot with it being noted that 28 of the spaces were previously approved in 2000 as ghosted spaces and the applicant sought approvals to construct the ghosted spaces plus 28 additional spaces (for a total of 56 spaces); and 4) In August 2006, Lots 7 & 7.01 were granted amended preliminary & final major site plan approval (#04-P-0067a) to permit the construction of 29 truck trailer parking spaces in the rear of the site along with other minor site modifications that would increase impervious coverage by 1.16 acres.



II. COMPLETENESS REVIEW

A. **Submitted Items.** The following information has been submitted in support for this application and reviewed by the Cherry Hill Department of Community Development for conformance to the Zoning Code:

1. Preliminary/Final Land Development Plans prepared by *Vladislav Koldomasov, PE of Taylor Wiseman & Taylor* dated *November 1, 2022* and last revised *November 23, 2022*:
 - a. Title Sheet, Sheet 1
 - b. Demolition Plan, Sheet 2
 - c. Site Plan, Sheet 3
 - d. Grading Plan, Sheet 4
 - e. Utility Plan, Sheet 5
 - f. Soil Erosion Sediment Control Plan, Sheet 6
 - g. Soil Erosion and Sediment Control Details, Sheet 7
 - h. Soil Mitigation Compaction Plan, Sheet 8
 - i. Landscape Plan, Sheet 9
 - j. Lighting Plan, Sheet 10
 - k. Landscape and Lighting Details, Sheet 11
 - l. Profiles, Sheet 12
 - m. Construction Details, Sheet 13
 - n. Construction Details, Sheet 14
 - o. Circulation Plan, Sheet 15
2. Architectural Building Renderings prepared by *Vineland Construction Co.*
3. Floor Plans and Elevations prepared by *MMPF Architects* dated *November 22, 2022*
4. ALTA/NSPS Land Title Survey prepared by *Donald P. Sweeney, PLS of Control Point Associates, Inc.* dated *May 25, 2022*.
5. Traffic Impact Study prepared by *Langan Engineering and Environmental Services, Inc.*, dated *November 2, 2022*.
6. Stormwater Management Report prepared by *Vladislav A. Koldomasov, PE, of Taylor, Wiseman & Taylor Engineering* dated *October 7, 2022*.
7. Environmental Impact Statement prepared by *Thomas P. Maher, Jr., of Taylor, Wiseman, & Taylor Engineering*, dated *September 30, 2022*.
8. Phase I Environmental Site Assessment, prepared by *James P. Gibson of Gibson & Stattel Environmental Inc.*, dated *November 3, 2022*.
9. List of Submitted Materials and Requested Variances & Waivers.
10. Land Use Development Application with List of Variances.

B. **Checklist Items.** The following checklist items should be revised on conformance plans where applicable:

4. ***Three (3) copies of Traffic Impact Study. The Department defers to the Planning Board Engineer's review of the provided Traffic Impact Study. At minimum, testimony shall be provided regarding the site's ingress and egress and the impact of shared and cross access with Block 431.18, Lot 7. Detailed testimony shall also be provided regarding internal site circulation, parking availability, peak traffic times, and trip generation. The applicant shall indicate how the site is able to promote safe and efficient circulation (per §511.E) and that the requested variances and design waivers do not contribute to unsafe or unsightly conditions.***
5. ***Three (3) copies of Environmental Impact Report (see §818). The Department defers to the Planning Board Engineer's review of the provided EIS. The applicant shall provide an overview of the findings regarding whether the proposed project will have any significant impact upon***

environmental resources. The Applicant shall comply with the State's Noise Regulations. This shall be a condition of approval. Failure to comply shall require a variance.

6. *Three (3) copies of Environmental Assessment per §819.* The Department defers to the Planning Board Engineer's review of the provided Phase I ESA. At minimum, the applicant shall provide testimony regarding the findings of the assessment and whether NJDEP approvals will be required.
7. *Three (3) copies of Drainage Calculations.* The Department defers to the Planning Board Engineer's review of the drainage calculations.
8. *Three (3) copies of Stormwater Management Report* The applicant shall meet the stormwater requirements for that of a major development as defined in §202 since the plan will include greater than one acre of disturbance. The applicant should discuss the proposed structural and non-structural measures to be implemented to help control stormwater.
9. *Three (3) copies of Basin Maintenance Manual.* A stormwater management basin is required because the project exceeds the thresholds of the requirements for a major development. The Department defers to the Planning Board Engineer's review of the Basin Maintenance Manual.
10. *Three (3) copies of Recycling Report (see §807.B.15).* The Department defers to the Planning Board Engineer's review of the provided Refuse and Recycling Report. Please be advised that trash and recycling pickup shall only be permitted from 7:00 AM to 10:00 PM in accordance with NJDEP and/or Camden County's Noise regulations. It is imperative that these restrictions be adhered to due to the proximity of residential properties (across Woodcrest Road) to the subject site. The applicant shall also affirm that the proposed trash enclosure can accommodate any trash & recycling generated from the proposed use.
14. *Photographs of the site showing area in question.* Testimony shall be provided regarding the existing conditions of the subject site as depicted in the provided site photographs. This includes testimony regarding access driveways, existing parking, existing landscape buffers, and buildings on adjacent properties.
15. *Required Approvals.* List and provide applications and permits of regulatory agencies (NJDOT, NJDEP, CCSC, etc.). **Approval or a Letter of No Interest from the Camden County Planning Board (CCPB) is required.** The applicant shall secure approval/certification from the Camden County Soil Conservation District (CCSCD). The applicant shall indicate whether any approvals are necessary from the New Jersey Department of Environmental Protection (NJDEP) such as LSRP sign-offs on the environmental investigations. All connection fees for sewer from the Camden County Municipal Utilities Authority [CCMUA] and Cherry Hill Township Municipal Utilities Authority [CHTMUA] shall be required. Approvals from New Jersey American Water and/or Merchantville Pennsauken Water Company shall be required. All outside agency approval shall be a condition of Planning Board approval. Will serve letters can be provided post zoning approval, if deemed necessary.

16. *Summary.* A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck traffic, noise, glare, radiation, heat, odor, safety hazards, air and water pollution. **The Department acknowledges that a tenant or tenants (with spaces from 5,000 SF to the full 25,000 SF accessed via overhead loading doors) have not been identified; however, the applicant shall indicate what kinds of office/light industrial users they would look to lease at this facility. Additionally, the applicant shall provide general operational testimony regarding the facility including but not limited to hours of operation, number of employees, trash and recycling pick-up, deliveries (frequency, timing, use of trucks, size of trucks, materials to be delivered, etc.), and peak traffic times. The applicant shall confirm that only vans, small trucks, and box trucks will utilize the site and that no tractor trailer access is being proposed.**
32. *Zoning Schedule showing required, existing, and proposed lot & yard requirements for relevant zone(s) including, area, frontage, depth, setbacks, height, etc.* **The applicant shall review the zoning schedule provided in Section III.A. below and confirm to the Board the accuracy of the indicated dimensions/setbacks. If there are any corrections needed to the zoning schedule, the applicant shall clarify said dimensions/setbacks to the Board. Any missing information shall be provided on an amended zoning schedule prior to final signatures. At minimum, the zoning schedule shall be updated to include the parking setbacks enumerated in Section 511.H.2 of the Zoning Ordinance. Please note that non-residential parking setback requirements do not apply when adjacent properties have cross-access agreements. Regardless, it appears the non-residential and ROW parking setback requirements are in compliant.**
33. *Building Cover.* Existing and proposed building coverage in **square feet** and as a percentage of lot area. **Building and Lot Coverage shall be listed in the Zoning Schedule in square feet as well as a percentage of the overall lot area.**
34. *Open Space.* Existing and proposed open space in acres of **square feet** and as a percentage of lot area. **Open Space Coverage shall be listed in the Zoning Schedule in square feet as well as a percentage of the overall lot area.**
35. *Building Plans.* Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. **The applicant shall provide testimony on the colors, materials, architecture, and floor plan of the proposed building. The Department requests that the applicant re-examine the design of the east elevation as it faces Burnt Mill Road. While it is acknowledged that Burnt Mill Road frontage will have a tree buffer, the eastern elevation of the building will benefit from additional structural or non-structural features to break up the long face of the building.**
37. *Signs.* Existing and proposed signs, including the location, size, height and necessary measurements and a Sign Location Plan. **The applicant proposes a compliantly located monument sign along the Woodcrest Road frontage. As no signage details have been provided, the Department cannot comment on whether the content of the future sign will need a variance. As such, the applicant shall ensure that any sign permits that are applied for (whether freestanding or façade) complies with Section 517 of the Zoning Ordinance or the applicant will have to return to the Board for additional approvals. Lastly, the applicant shall work with the Planning Board Engineer on directional signage/stripping where needed.**
39. *Easements & ROW.* Name, width, and location of existing and proposed easements, right-of-ways, deed restrictions or covenants with reference source. The plans should note if none exist. **The applicant shall provide testimony regarding the driveway and utility easements on the subject**

- site. With respect to the driveway easement, the applicant shall affirm that cross-access is permitted to access the adjacent warehouse buildings.
47. *Setbacks. All side, rear, and front setback lines with dimensions. The applicant shall provide testimony regarding the intended setbacks. As shown on the site plan, the side, rear, and front setbacks appear to meet the minimum setback requirements.*
54. *Tree Location. Location, species, and size of trees eight (8") inches or more at breast height diameter. The applicant shall provide testimony regarding the extent of the demolition plan. Please be advised that the applicant shall comply with the Cherry Hill Tree Ordinance and that any trees that cannot be replaced in-kind shall be subject to a fee submission into the Cherry Hill Tree Fund in the amount of \$300.00 per tree. Per the provided Demolition Plan, thirty-five (35) trees are to be removed and replaced by thirty-seven (37) trees (according to the landscaping plan though the demo plan indicates 35) which is compliant. As always, the applicant shall, to the greatest extent possible, preserve healthy trees that are not within the footprint of the proposed site improvements.*
55. *Locations of all existing and proposed water courses (i.e. lakes, streams, ponds, swamps or marsh areas, or underdrain) within 500 feet of the development, show the location and water level elevations. **Waiver requested and the Department does not object to the granting of this waiver.***
58. *Landscaping Plan showing number, size, species, and location. The Department defers to the Planning Board Engineer's review of the provided landscaping plan. The applicant shall provide testimony regarding the proposed perimeter buffer landscaping on the site as well as provide an overview of the proposed site plantings (within the parking areas and around the signage). It is recommended that the applicant work with the Planning Board Engineer to supplement plantings and substitute planting species where it is deemed necessary so as to provide appropriate visual screening and variety (in species type and height). It is additionally recommended that the applicant work with the Planning Board Engineer to determine if selected plant species will survive based on site conditions. Please note that Group C trees are more appropriate street tree plantings along the roadways due to the presence of overhead wires; however, if larger trees are able to be set back enough from the wires they may ultimately appropriate. The applicant shall also indicate if any irrigation is proposed.*
59. *Design Calculations showing proposed drainage facilities in accordance with the appropriate drainage runoff requirements. Calculations must be accompanied by pre- and post- development drainage shed maps, and soil types as shown by Soil Conservation Survey Map. **Please see comments in checklist item #7 above.***
60. *Soil Borings. Test boring, percolation rates and water levels shall be obtained by a licensed engineer. **The Department defers to the Planning Board Engineer's review of the soil borings.***
61. *Utilities. Plans and profiles for all storm lines, underdrains and ditches whether onsite or off-tract, affected by the development including:*
- a. *Location of each inlet, manhole or other appurtenance.*
 - b. *Slope of line.*
 - c. *Pipe material type.*
 - d. *Strength, class or thickness.*
 - e. *Erosion control and soil stabilization methods.*
- The Township defers to the Planning Board Engineer's review of the utility plans, where applicable.**
64. *Streets. Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:*
- c. *Fire lanes. **The Department defers to the Cherry Hill Fire Marshal.***

- d. *Driveway aisle widths and dimensions.* The applicant shall address the reason for the size of drive aisles (i.e. for truck/emergency vehicle access/circulation).
 - e. *Parking spaces with size, number, location, and ADA spaces.* The applicant shall provide testimony regarding the size of parking spaces throughout the site and the need to exceed 130% of the maximum allowable parking spaces.
 - f. *Loading areas.* The applicant shall provide testimony regarding delivery operations (timing, frequency, and vehicle type). The applicant should indicate how they ensure no vehicle conflicts exist when deliveries are occurring during business hours. Please note that said deliveries shall only be permitted from 8:00 AM to 8:00 PM or dusk, whichever comes first, in accordance with the Cherry Hill Township's Noise Control Ordinance regulations.
 - i. *ADA ramps, signage, striping, etc.* Provision of parking facilities for handicapped persons shall be in accordance with the requirements of the Barrier-Free Subcode of the New Jersey Uniform Construction Code N.J.A.C. 5:23-7.13 and 5:23-7.14 and the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities. Accessible routes shall be shaded in on the grading plans.
 - j. *Sidewalks and bicycle routes.* Review of accessible routes and ADA-compliant sidewalks shall be deferred to the Division of Code Enforcement and the Township's Department of Engineering.
 - l. *Directional and traffic signs with scaled drawings.* The applicant shall work with the Planning Board Engineer to supplement on-site circulation signage and/or striping where recommended.
 - u. *Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences.* Stop bars, stop signs, crosswalks and any other pavement markings and restriping shall be in conformance with §511.J.1 through 5. A note shall be added to the proposed crosswalks stating that the maintenance and upkeep is the responsibility of the applicant.
65. *Lighting Plan showing photometric patterns, isolux, footcandles, etc.* The Department defers to the Planning Board Engineer's review of the provided lighting plan. At minimum, the applicant shall provide testimony regarding the proposed lighting scheme and their respective mounting height and fixture types. Please note that the applicant has not provided a photometric lighting plan (only isolux) and will require a design waiver; however, said design waiver is not recommended. The applicant shall address how any potential lighting impacts to neighboring properties will be mitigated. If necessary, please work with the Planning Board Engineer to address light spillage. All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code. Lighting shall be designed to minimize energy and maintenance requirements and shall comply with the U.S. Energy Policy Act of 1992 as it may be amended or superseded. It is recommended that the applicant use energy efficient lighting where possible. A Night Light Function Test (NLFT) will be required before the issuance of a Certificate of Occupancy.
66. *Sewer & Water. Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract.* The Township defers to the Planning Board Engineer's review of any applicable sewer & water details.
67. *If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. Please submit letters from the necessary utility companies showing that service will be provided and capacity is sufficient. Will serve letters can be submitted post zoning approval.*
68. *Soil Erosion & Sediment Control Plan, per County Soil Conservation.* The applicant shall secure approval/certification from the Camden County Soil Conservation District (CCSCD).

- C. **Determination.** This application has been **deemed technically complete**. The above-referenced items should be addressed on revised plans and items submitted for conformance review.

III. DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

- A. **Zoning Requirements.** Per §419.B.2.a, wholesale establishments, warehouses, self-storage and storehouses are a permitted principal use in the Industrial Restricted (IR) zone. “Warehouse & wholesale” is used by the applicant to calculate off-street parking requirements for 25,000 SF of the building, but “Flex Space” is generally used to describe this portion of the building. **The applicant shall provide testimony describing the type of use or uses allowed in the flex space to ensure that it is a permitted principal use as enumerated in §419.B.**

General, administrative and commercial offices are a principal permitted use in the Industrial Restricted (IR) zone per §419.B.5 of the Zoning Ordinance.

CODE SECTION	MINIMUM REQUIREMENTS	REQUIRED (CORNER)	EXISTING	PROPOSED	CONFORM
§419.E	Lot Size (square feet)	20,000 SF	3.036 acres	3.036 acres	C
§419.E	Lot Frontage (feet)	120'	631.57 feet	631.57 feet	C
§419.E	Lot Depth	120'	308.16 feet	308.16 feet	C
§419.E	Front Yard (Woodcrest Road)	30'	N/A	112.16 feet	C
§419.E	Secondary Front Yard (Burnt Mill Road)	30'	N/A	70.13 feet	C
§419.E	Rear Yard	20'	N/A	71 feet	C
§419.E	Side Yard (One Side)	10'	N/A	130.50 feet	C
§419.E	Aggregate Side Yard	N/A	N/A	N/A	N/A
§419.E	Maximum Height	35'	N/A	34 feet (roofline) 36'-8" (parapet)	C C ^A
§419.E	Maximum Bldg. Cover	30%	N/A	18.9%	C
§419.E	Maximum Lot Cover	70%	20%	63.5%	C
§419.E	Open Space	25%	80%	32.5%	C
§511.B	Parking - Office	1 space per 250 GFA (10 spaces)			
§511.B	Parking – Warehouse & Wholesale	1 space per 5000 GFA (5 spaces)		27	V

V Variance

ENC Existing Non-conformance

C Conforms

^A Per Section 401.G of the Zoning Ordinance, parapets are an exception to the height limitation established in a zoning district in that it may exceed the height limitation by 10% of what is otherwise permitted. In this case, 35' is permitted; however, the 10% increase allows for an additional 3.5' or a grand total of 38.5'. Therefore the 36'-8" is compliant.

- B. **Bulk (C) Variances.** Justification should be provided, by a licensed New Jersey Professional Planner (P.P.) for the requested variances in accordance with N.J.S.A. §40:55D-70:
1. From §511.B.5, to allow 27 parking spaces, where a maximum of 20 parking spaces are permitted. **130% of 15 spaces is 20 spaces. Please note that the ten (10) small truck/loading spaces are not included in this calculation.**
 2. Any other variances deemed necessary by the Planning Board.
- C. **Design Waivers.** Plans should be revised to eliminate as many design waivers, per Article V, as possible. Any remaining design waivers and/or exceptions should be specifically requested.
1. From §508.H.3.c. The minimum permitted planting height for shrubs is 30". The applicant has proposed a range of 24 to 36". **It is recommended that the applicant update the landscape schedule to provide for shrubs of at least 30".**
 2. From §509.F.3.b, from providing a photometric lighting plan. **It is recommended the applicant provided said details so it can be determined if minimum lighting requirements are being met and that no light spillage is occurring.**
 3. From §511.G.1, to permit two-way drive aisles adjacent to parking spaces to exceed 26' in width.
 4. The Department defers to the Planning Board Engineer to identify any other needed design waivers.
 5. Any other Design Waivers deemed necessary by the Planning Board or Board Professionals.
- D. **Comments.**
1. Clarifications on the variances and design waivers were identified during this review that were not specifically identified by the applicant. These variance and design waiver request clarifications shall be added to the site plan.
 2. Electric Vehicle Requirements. On July 9, 2021, legislation was adopted by the State of New Jersey pursuant to S-3223 (P.L.2021, c.171), "to promote and encourage the use of electric vehicles by requiring the safe and efficient installation of EVSE and Make-Ready parking spaces through municipal parking regulations and other standards." According to the NJ Department of Community Affairs Model Ordinance, "EVSE and Make-Ready parking spaces will support the State's transition to an electric transportation sector, reducing automobile air pollution, greenhouse gas emissions, and storm water runoff contaminants."
 - a. "Make-Ready" Parking Spaces are defined as, "the pre-wiring of electrical infrastructure at a parking space, or set of parking spaces, to facilitate easy and cost-efficient future installation of Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment, including, but not limited to, Level Two EVSE and direct current fast chargers. Make Ready includes expenses related to service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment on a "plug and play" basis. "Make-Ready" is synonymous with the term "charger ready," as used in P.L.2019, c.362 (C.48:25-1 et al.).
 - b. "Electric Vehicle Supply/Service Equipment or (EVSE)" are defined as, "the equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle. "EVSE" may deliver either alternating current or, consistent with fast charging equipment standards, direct current electricity. "EVSE" is synonymous with "electric vehicle charging station."
 - c. Consistent with S-3223 (P.L.2021, c.171) and Section 518.D.2.a of the Zoning Ordinance, the applicant is required to provide one (1) Make-Ready parking space. As one (1) such space is being provided, the proposal is compliant.

3. No Use (D) Variances are needed at this time, but the Township should ensure that future tenants comply with permitted uses in the Industrial Restricted (IR) Zoning District and associated regulations. Should the applicant propose any uses that do not comply with Section 419.B of the Zoning Ordinance, the applicant will need to make an application to the Zoning Board for use variance relief.
4. The applicant shall provide testimony regarding the cross access agreement between the subject parcel and adjacent Block 431.18, Lot 7.
5. The applicant shall provide testimony regarding the existing site conditions, the proposed demolition work, and the proposed site improvements.
6. Testimony shall be provided regarding the impacts of traffic and stormwater management that the proposed development would create in, and around, this area. See checklist comments above.
7. The applicant shall provide testimony regarding the proposed landscaping and lighting plans for the site. The applicant shall also be prepared to address the landscaping and lighting comments as noted above in Checklist item #'s 58 and 65.
8. The applicant shall provide testimony regarding the site improvements/repairs proposed in the development area inclusive of sidewalks/walkways, crosswalks, striping, ADA, bollards, curbing, and pavement, where applicable.
9. Testimony shall be provided regarding the anticipated construction schedule. The applicant shall ensure they abide by Camden County Noise Ordinance requirements, particularly due to the proximity of residences to the subject site and ensure that no construction vehicles impede the free-flow of traffic along the neighboring roadways.
10. Testimony should be provided regarding any impacts, utilizing the performance standards established in §502 including air quality, emissions, drainage, glare, heat, noise, odor, waste, ventilation, vibration, and sight triangle visibility.
11. The applicant shall provide testimony regarding the provided truck turning templates and specify how refuse and delivery vehicles will access and exit the subject site.
12. A night light function test shall be conducted by the Planning Board Engineer to ensure lighting levels conform to approved plans, which shall be required prior to the issuance of any Certificate of Occupancy. **This shall be a condition of approval.**
13. 'No Idling' signs, as recommended by NJDEP (www.stopthesoot.org), shall be wall-mounted and maintained in prominent locations at reasonable intervals to be readily visible to vehicles subject to the idling restrictions within all loading areas. **This shall be a condition of approval.**
14. All rooftop mechanical and electrical equipment, including elevator penthouses, shall be screened from view at ground level by a parapet wall, within the roof structure itself, or properly screened (acknowledged as noted on the plan). **This shall be a condition of approval.**
15. All roof drains shall discharge below grade. **This shall be a condition of approval.**
16. Light shields shall be installed around the perimeter of the property and along any street right-of-way to control glare. **This shall be a condition of approval.**
17. Illumination may be provided by downward-lit exterior fixtures or internally-lit incandescent bulbs, fluorescent tubes, metal halide or mercury-vapor lamps. Regardless of the type of illumination employed, all illuminated signs shall be properly shielded and so located as to prevent glare or blinding effects upon motor vehicle traffic and so as not to cause a nuisance to residents of the area.
18. Signs capable of illumination shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. the following morning, unless the business or uses identified are open to the public later than 10:00 p.m. or earlier than 7:00 a.m., in which event any such establishment may keep a sign illuminated during business hours, only.
19. Please be advised that all temporary signage is prohibited except for temporary (for a two week period) grand opening banners upon application to the Department of Community Development. If

any non-permitted signage is installed, the applicant may be subject to violations, fines, and summonses as deemed necessary.

20. The application may be subject to additional comments by members of the Planning Board, the Cherry Hill Department of Community Development, the Township's planning board consultants, and/or the public.
21. The statements, opinions, and conclusions contained within this Completeness Review are based upon the information, plans, and other documents provided to the Department as of the date of its issuance. The Department reserves the right to supplement or amend any of the statements, opinions, and/or conclusions contained herein at any time up to, and including, at the time of the hearing of this application.

E. **Conditions.** Should the Planning Board consider and grant the requested relief to permit the proposed improvements, they may impose reasonable conditions, as they deem necessary, in addition to the following recommended conditions of approval:

1. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
2. Any and all conditions made a part of any approval, including those noted by reference in this or any other reports of any consultants to the Planning Board, or as set forth on the record at the Planning Board hearing, must be satisfied.
3. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Department of Community Development within fourteen (14) days of receipt of a written request for payment of escrow funds. The failure to pay the required escrow funds within the fourteen (14) day period after receipt of written notice may result in the voiding of this approval. Negative escrow account balances shall incur interest at the rate of 1.5% per month.
4. Any and all outside agency reviews and/or approvals shall be obtained, if applicable.
5. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Planning Board, at its sole option, to rescind the approval being granted by any Resolution of Approval and/or to advise the Township to revoke any permits which have been issued to the Applicant.

IV. APPROVAL PROCESS

If approved, the following items are required to complete the approval process (notwithstanding any other needed items due to the unique nature of the application):

1. After the resolution is memorialized, a **Notice of Decision** will be published in the Courier Post by the Department of Community Development.
2. **Two (2) copies of revised site plans along with an electronic copy**, which provide completeness items and all conditions of approval, shall be submitted to the Department of Community Development for review. *Please include a point-by-point response comment letter with the resubmission.*
3. Submit any **draft legal documents** (agreements, deeds, easements, etc.) for review by the Planning Board Engineer and Solicitor. Revise as necessary.
4. Submission of a **Cost Estimate**.
5. After comments from the Department of Community Development and the Board Engineer have been provided, **revise (if needed), and submit six (6) copies of finalized plans for signature along with an electronic copy.**
6. Payment of any outstanding **Review Escrow**.
7. Payment of **Inspection Escrow**, based on the finalized cost estimate.

8. Submission of a **Performance Guarantee(s)**.
9. Submission of a **Non-Residential Development (N-RDF) Form** and **Fee**, if applicable.
10. Complete and submit a **Zoning Permit** and applicable **Sign Permit applications** (for all façade, free-standing, and functional signs). *To learn about how to submit a zoning permit and sign permit, please visit the following webpage: <http://www.chnj.gov/203/Zoning> and <https://www.chnj.gov/201/Sign-Permits>. Specific permit questions can be directed to zoning@chnj.gov.*

Once items 1 through 10 are completed, schedule a **pre-construction meeting** with the Department of Engineering at by contacting Danielle Hammond, Administrative Assistant at (856) 424-3203 or dhammond@chnj.gov. Please prepare a construction schedule to present at the meeting.

cc:	<i>Jeffrey I. Baron, Esq. (via email)</i>	<i>Vladislav Koldomasov, PE, (via email)</i>
	<i>Timothy France, (via email)</i>	<i>Karl Pehnke, PE, PTOE (via email)</i>
	<i>Stacey Arcari, PP, PE, CME, PTOE (via email)</i>	<i>James W. Burns, Esq. (via email)</i>
	<i>Steve Musilli, CPWM (via email)</i>	<i>Danielle Hammond (via email)</i>
	<i>Fred Kuhn (via email)</i>	<i>Sharon Walker (via email)</i>
	<i>Cherry Hill Police – Traffic Safety Unit (via email)</i>	<i>Joseph Cornforth (via email)</i>
	<i>Kathleen Gaeta (via email)</i>	<i>Mike Raio (via email)</i>
	<i>Matthew MaGill (via email)</i>	